

**AGREEMENT FOR ACQUISITION OF PROPERTY  
FOR OFF-SITE SUBDIVISION IMPROVEMENTS**

(1) \_\_\_\_\_ (hereafter "SUBDIVIDER") desires to acquire the property described in the attached Exhibit A. SUBDIVIDER desires to acquire this property for the following purpose:

(2) \_\_\_\_\_ (hereafter "OWNER") is the owner of the property described in the attached Exhibit A and desires to deed to SUBDIVIDER said property in consideration of SUBDIVIDER'S agreement to:

(3) Based on the foregoing, SUBDIVIDER and OWNER agree as follows:

a. Within \_\_\_\_\_ months following tentative approval by the County of Humboldt of the \_\_\_\_\_ Subdivision, Case No. \_\_\_\_\_, File No. \_\_\_\_\_, SUBDIVIDER agrees to provide to OWNER the consideration described in paragraph (2) above.

b. Within \_\_\_\_\_ weeks/months following satisfaction by SUBDIVIDER of the obligations set forth in paragraph (2) and (3a) above, OWNER agrees to convey to SUBDIVIDER clear title to the property described in the attached Exhibit A.

(4) As this agreement is for the purpose of satisfying conditions imposed on the above referenced subdivision for the protection of the health, safety, and welfare of the public, the SUBDIVIDER and OWNER agree that the County of Humboldt is a beneficiary of this contract and shall have the right to enforce this agreement in the same manner as would the parties hereto.

(5) This agreement is hereby entered into this \_\_\_\_\_ day of \_\_\_\_\_, by the undersigned SUBDIVIDER and OWNER.

SUBDIVIDER:

OWNER:

BY \_\_\_\_\_  
(signature of subdivider)

BY \_\_\_\_\_  
(signature of owner)

\_\_\_\_\_  
(print name of subdivider)

\_\_\_\_\_  
(print name of owner)

INSTRUCTIONS FOR COMPLETING  
AGREEMENT FOR ACQUISITION FORM

(1) Insert Subdivider's name.

Describe: e.g., "an access easement for the \_\_\_\_\_ subdivision." County Planning & Building Department File No. \_\_\_\_\_; Case No. \_\_\_\_\_.

(2) Insert Owner's name.

Describe consideration: e.g., "pay to owner \$1,000.00"; or "construct fencing along owner's property which fronts on X Street"; etc.

(3a) Complete for Subdivider.

(3b) Complete for Owner.

(5) Insert date.

Subdivider and Owner must sign and print names.

**Q. How do I document a good faith effort to acquire an off-site easement if the owner is not willing to grant an easement?**

A. Documentation should include:

- A copy of an appraisal prepared by a qualified real estate professional to document the fair market value of the easement.
- A copy of the offer(s) to purchase the easement for fair market value.
- A chronological summary of negotiations with the owner to document your good faith effort in acquiring the easement. Include any counter-offer(s) presented by the owner.
- Discussion of any concerns raised by the owner and of the proposed mitigation offered; reasons for not granting the easement, et